



Ravens Way, Shobnall, Burton-on-Trent



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Guide price £325,000



## Key Features

- Stunning Individual Detached Bungalow
- Highly Regarded Residential Location
- Lovely Position Abutting The Trent & Mersey Canal
- Upvc Double Glazing & Gas Fired Central Underfloor Heating
- Solar Panels & Electric Vehicle Charger
- Extensive Parking & Large Detached Garage
- EPC rating A
- Freehold





Situated adjacent to the Trent & Mersey Canal this brand new detached bungalow is worthy of an internal inspection in order to appreciate the accommodation and specification on offer. The home is approached via a sweeping block paved driveway which leads to a large detached garage with electric door. A canopied entrance leads to a lovely entrance hall and subsequently to a fabulous open plan living dining kitchen with bi-fold doors opening onto the rear garden, the kitchen area having a good quality modern royal blue units with solid oak working surfaces, there are two good sized bedrooms and a spacious well appointed shower room. Outside the driveway provides ample parking and to the rear is a pleasant enclosed garden screened well by timber fencing.



#### Accommodation In Detail

##### Open Canopied Entrance

Contemporary high quality composite entrance door leading to:

##### Impressive Entrance Hall 4.14m (4'2")

having timber effect ceramic tiling to floor with underfloor heating, low intensity spotlights to ceiling, fitted smoke alarm and fluted glass and oak door opening through to:

##### Stunning Open Plan Living Dining Kitchen 7.09m x 4.85m (23'4" x 15'11")

featuring:

##### Living Area 4.86m x 3.40m (15'11" x 11'2")

having two electrically operated double glazed roof lights with automatic rain sensors and remote control, Upvc double glazed window to side elevation, bi-fold powder coated aluminium doors opening out to the rear garden, underfloor heating, timber effect ceramic tiling to floor and low intensity spotlights to ceiling.



##### Kitchen Diner Area 3.68m x 4.86m (12'1" x 15'11")

having a fabulous array of navy blue base and wall mounted units with quality solid oak preparatory surfaces over, four ring induction hob with stainless steel and glass extractor over and oven under, stainless steel sink and draining unit with swan neck mixer tap with jet attachment, cupboard housing fitted Ideal Eco 2 condensing combi gas fired central heating boiler, underfloor heating, two electrically operated double glazed roof lights with automatic rain sensor and remote control, low intensity spotlights to ceiling and timber effect ceramic tiling to floor.

##### Master Bedroom 3.89m x 4.45m (12'10" x 14'7")

having Upvc double glazed windows to front and side elevations, underfloor heating, fitted carpets and access to loft via retractable ladder.

##### Bedroom Two 2.55m x 2.73m (8'5" x 9'0")

having Upvc double glazed window to front elevation, fitted carpets and underfloor heating.

##### Shower Room

having suite comprising over-sized shower enclosure with Drenche shower, vanity wash basin, low level twin flush wc with concealed cistern, obscure Upvc double glazed window to side elevation, heated chrome ladder towel radiator, low intensity spotlights to ceiling, underfloor heating and slate effect ceramic tiling to floor.

##### Outside

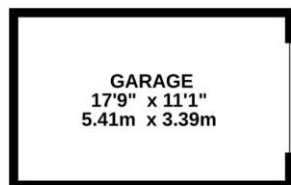
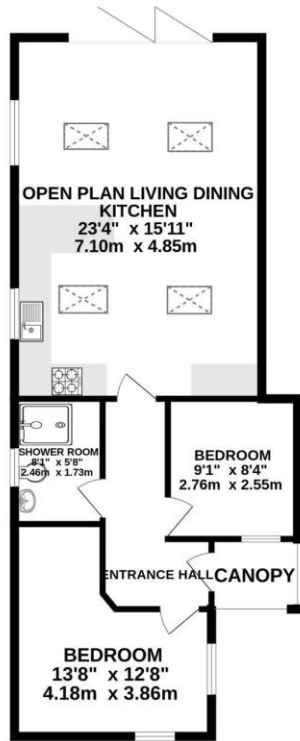
A sweeping block paved driveway provides parking for numerous vehicles and leads to a detached brick built garage. To the rear is a good sized patio area, beyond which lies a pleasant mainly lawned garden screened by timber fencing. There is external lighting, Project EV electric car charging point and solar panels are fitted to the roof of the bungalow.

##### Garage 5.40m x 3.39m (17'8" x 11'1")

with electric remote controlled roller shutter door, electric light, power and access to loft storage area.



GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:  
14a, 14b, 14c, 14d

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

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